

CitiMortgage, Inc.

**Plaintiff**

Case No: 12 CV 3353

VS

DAVID A. KARNAS, et al.

**Defendant(s)****NOTICE OF SHERIFF'S SALE**2013 JUN 18 AM 10:41  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 5, 2013 in the amount of \$203,484.90 the Sheriff will sell the described premises at public auction as follows:

TIME: August 7, 2013 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: Lot 165, Prairie Village Addition No. 1, being a Subdivision of a part of the Northeast ¼ and the Southeast ¼ of Section 32 and the Northwest ¼ and the Southwest ¼ of Section 33, Township 6 North, Range 18 East, in the Village of North Prairie, Waukesha County, Wisconsin.

PROPERTY ADDRESS: 115 Daniel Drive, North Prairie, WI 53153

TAX KEY NO.: NPV 1568-165

**Dustin A. McMahon**  
Blommer Peterman, S.C.  
State Bar No. 1086857  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 18<sup>th</sup> day of June, 2013

**Daniel J. Trawicki**

Sheriff Daniel J. Trawicki  
Waukesha County Sheriff

Please go to [www.blommerpeterman.com](http://www.blommerpeterman.com) to obtain the bid for this sale.  
Blommer Peterman, S.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

